

**ORDINANCE NO. 20210826-095**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7401 AND 7407 ALBERT ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO FAMILY RESIDENCE (SF-3) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to family residence (SF-3) district on the property described in Zoning Case No. C14-2021-0060, on file at the Housing and Planning Department, as follows:

**Tract 1:**

2.001 acres (approximately 87,179 sq. ft.) of land, out of the William Cannon League in Travis County, Texas, being a portion of Lot 1, J.G. AND HENRY FITZHUGH SUBDIVISION, a subdivision in Travis County, Texas, said 2.001 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

**Tract 2:**

Lot 1, DALTON-SANDERS SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 25, Page 8, Plat Records of Travis County, Texas (cumulatively referred to as the "Property"),

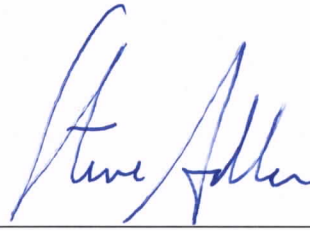
locally known as 7401 and 7407 Albert Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on September 6, 2021.

**PASSED AND APPROVED**

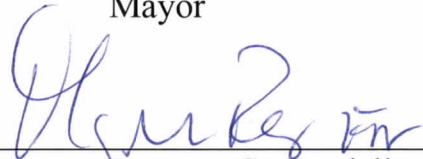
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August 26, 2021

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Steve Adler  
Mayor

**APPROVED:** Anne L. Morgan **ATTEST:** Jannette S. Goodall  
Anne L. Morgan by NJ  
City Attorney

  
Jannette S. Goodall  
City Clerk

# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

## **2.001 ACRES TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 2.001 ACRES (APPROXIMATELY 87,179 SQ. FT.) OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, J.G. AND HENRY FITZHUGH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 57B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A 2.001 ACRE TRACT CONVEYED TO LINDA FONTAINE AND STUART BAILEY IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 14, 2000 IN DOCUMENT NO. 2000111956 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.001 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at 1/2" iron pipe found in the southeast right-of-way line of Albert Road (right-of-way width varies) as shown on Espiritu Subdivision, a subdivision of record in Volume 101, Page 170 of the Plat Records of Travis County, Texas, being the westernmost corner of the said 2.001 acre tract, being the northernmost corner of Lot 1, Dalton-Sanders Subdivision, a subdivision of record in Volume 25, Page 8 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found in the southeast right-of-way line of Albert Road, being the westernmost corner of said Lot 1, Dalton-Sanders Subdivision, bears South 29°17'51" West, a distance of 104.53 feet, and also from which a mag nail found in the northwest right-of-way line of Albert Road, bears North 60°11'49" West, a distance of 50.48 feet;

**THENCE** North 29°33'37" East with the southeast right-of-way line of Albert Road and the northwest line of the said 2.001 acre tract, a distance of 208.79 feet to a 1/2" iron pipe found for the westernmost corner of a 5' strip of land dedicated for right-of-way purposes on said Espiritu Subdivision, being the northernmost corner of the said 2.001 acre tract, being also an angle point in the southeast right-of-way line of Albert Road, from which a 1/2" rebar found for the northernmost corner of the said 5' strip, bears North 29°33'37" East, a distance of 104.37 feet, and also from which a mag nail found in the northwest right-of-way line of Albert Road, bears North 60°13'01" West, a distance of 50.68 feet;

**THENCE** South 60°27'16" East with the northeast line of the said 2.001 acre tract and the southwest line of the said 5' strip, same being the right-of-way line of Albert Road, a distance of 5.02 feet to a 1/2" rebar in concrete found for an angle point in the southeast



right-of-way line of Albert Road, being the southernmost corner of the said 5' strip, being also the westernmost corner of Lot 1, Block A, of said Espiritu Subdivision;

**THENCE** South  $60^{\circ}27'16''$  East with the northeast line of the said 2.001 acre tract and the southwest line of said Lot 1, Block A, Espiritu Subdivision, a distance of 412.42 feet to a 1/2" rebar found for the easternmost corner of the said 2.001 acre tract, being the southernmost corner of said Lot 1, Block A, Espiritu Subdivision, being also in the northwest line of Lot 6, Block A, Elm Wood Estates, a subdivision of record in Volume 6, Page 140 of the Plat Records of Travis County, Texas;

**THENCE** South  $29^{\circ}38'02''$  West with the southeast line of the said 2.001 acre tract and the northwest line of Lots 6 and 7, Block A, of said Elm Wood Estates, passing a 1/2" rebar found for the westernmost corner of said Lot 6, being the northernmost corner of said Lot 7, at a distance of 85.48 feet and continuing for a total distance of 209.02 feet to a 1/2" iron pipe found for the southernmost corner of the said 2.001 acre tract, being the easternmost corner of said Lot 1, Dalton-Sanders Subdivision;

**THENCE** North  $60^{\circ}25'27''$  West with the southwest line of the said 2.001 acre tract and the northeast line of said Lot 1, Dalton-Sanders Subdivision, a distance of 417.18 feet to the **POINT OF BEGINNING**, containing an area of 2.001 acres, more or less.

Surveyed on the ground on June 29, 2021.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

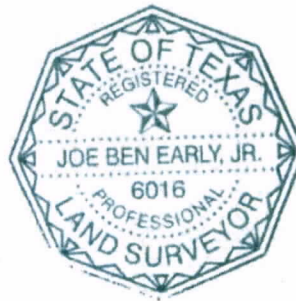
Attachments: Survey Drawing No. 1001-023-BASE



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

7/14/21

Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 2.001 ACRES (APPROXIMATELY 87,179 SQ. FT.) OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, J.G. AND HENRY FITZHUGH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 57B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A 2.001 ACRE TRACT CONVEYED TO LINDA FONTAINE AND STUART BAILEY IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 14, 2000 IN DOCUMENT NO. 2000111956 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- ▲ MAG NAIL FOUND
- ( ) RECORD INFORMATION



*[Handwritten signature]*  
7/14/21

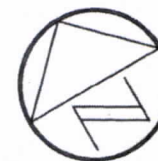
DATE OF SURVEY: 6/29/21  
PLOT DATE: 7/14/21  
DRAWING NO.: 1001-023-BASE  
DRAWN BY: JBE & MAW  
SHEET: 1 OF 2

**EARLY LAND SURVEYING, LLC**

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1001-023-BASE



1" = 60'

LOT 1  
BLOCK A  
ESPIRITU SUBDIVISION  
(101/170)

S60°27'16"E 412.42'  
(S57°46'45"E 412.28')  
(S57°42'16"E 417.32')

LOT 6  
BLOCK A  
ELM WOOD ESTATES  
(6/140)

85.48'

S29°38'02"W 209.02'  
(S32°22'02"W 209.01')

123.54'

LOT 7  
BLOCK A  
ELM WOOD ESTATES  
(6/140)

2.001 ACRES  
APPROX. 87,179 SQ. FT.  
LINDA FONTAINE & STUART BAILEY  
2.001 ACRES  
(2000111956)

N60°25'27"W 417.18'  
(N57°40'49"W 417.10')

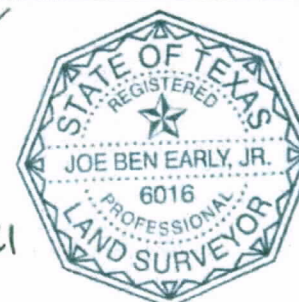
LOT 1  
DALTON-SANDERS SUBDIVISION  
(25/8)

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TBPELS FIRM NO. 10194487

*[Handwritten signature]*

7/14/21



DRAWING NO.:  
1001-023-BASE  
SHEET 2 OF 2

N29°30'22"E 208.78'  
(N32°17'E 208.71')

ALBERT ROAD  
(R.O.W. WIDTH VARIES)  
(101/170)

P.O.B.

N60°11'49"W  
50.48'  
(N57°43'W  
50.00')

S28°17'51"W 104.53'  
(S32°17'W 104.36')

N29°33'37"E 208.79'  
(N32°18'22"E 208.84')

S60°27'16"E 5.02'  
(S57°46'45"E 5.00')

N60°13'01"W  
50.68'

N29°33'37"E 104.37'  
(N32°11'55"E 104.28')

5' R.O.W.  
DEDICATION  
(101/170)

IN CONCRETE





**Created: 8/3/2021**

$$1'' = 400'$$